LOT 30 COUNTRY SIDE ESTATES.
WD 1061-355, LE 1294-1705, WD 13

MARTINEZ CHRISTOPHER/MARTINEZ KELSIE
154 SE GREGORY GLN
LAKE CITY, FL 32025

2026

15-4S-17-08359-130

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

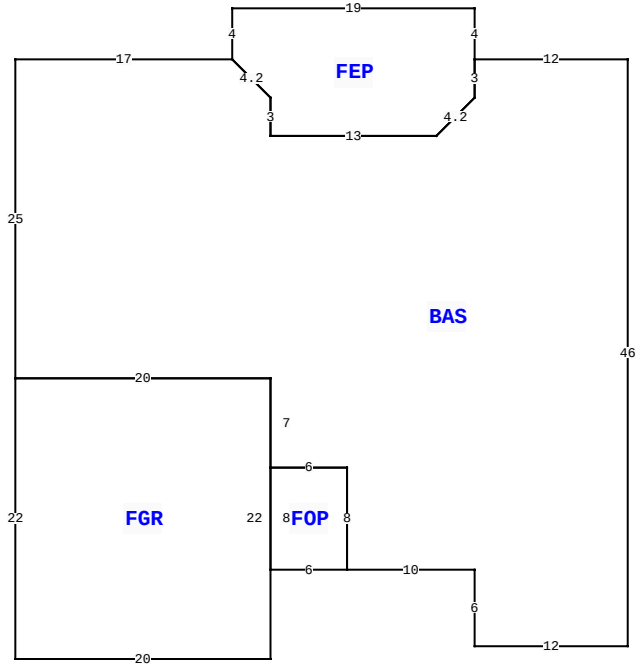
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100		1,548	157,663
FEP	172	80		138	14,055
FGR	440	55		242	24,647
FOP	48	30		14	1,426
TOTALS	2,208			1,942	197,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	112.2660	125.74	244,187	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2021 Heated Area: 1548 HX Base Yr 2021



154 SE GREGORY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,791
TOTAL MARKET OB/XF VALUE		2,453
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,744
SOH/AGL Deduction		49,529
ASSESSED VALUE		169,215
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,493
TOTAL JUST VALUE		218,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052131	Roof Replacement	13,000	01/23/2025
23854	SFR	469	11/16/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1420/0368	9/18/2020	WD	Q	I	01	177,500
GRANTOR: JAMES E & JOYCE P JAR						
GRANTEE: CHRISTOPHER & KELSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N4 W19 S4 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S25 FGR= S22 E20 N22 W20$ E20 S7 FOP= S8 E6 N8 W6$ E6 S8 E10 S6 E12 N46$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	781.00	UT	2.50	2.50	100	2006	2006	3	100	1,953	
2	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	2006	2006	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,453

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/10/2025 BY jerry Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS